

**Bountiful City  
Administrative Committee Minutes  
August 11, 2014**

**Present:** Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Dave Badham; Recording Secretary – Julie Holmgren. Excused – John Marc Knight

**1. Welcome and Introductions.**

Chairman Wilkinson opened the meeting at 5:01 p.m. and all present introduced themselves.

**2. Consider approval of minutes for July 14, 2014.**

Mr. Cheney made a motion to approve the minutes for July 14, 2014. Mr. Badham seconded the motion.

  A   Mr. Wilkinson  
  A   Mr. Cheney  
\_\_\_\_\_ Mr. Badham – Abstained

Motion passed 2-0.

**3. Consider approval of a Lot Line Adjustment at 194 East 1200 South and adjoining Parcel #03-040-0062, Mardee Hanley and Jolynn Christensen, Ronald Van Ry and Otto Van Ry, applicants.**

Jolynn Christensen, applicant, was present, along with her son, Curtis Christensen.

Chad Wilkinson presented a summary of the staff report (the full staff report follows).

The applicants are applying for a Lot Line Adjustment to transfer property from Parcel A (parcel directly south of 194 East 1200 South) to Parcel C (194 East 1200 South). Both properties are located in the R-4 single-family residential zone. The Lot Line Adjustment will transfer .05 acres from Parcel A to Parcel C. The northern property line of Parcel A will be moved 26 feet to the south adding .05 acres to Parcel C. This will create a rectangular section of land that is being transferred known as Parcel B.

No new lots are being created in the transfer of Parcel B so an amended subdivision plat is not required. The amended properties would still conform to the setbacks and lot sizes for this zone required in the City's Land Use Ordinance.

Based on findings, Staff recommends approval for a lot line adjustment between Parcel A and Parcel C, with the following condition:

1. The approved lot line adjustment is recorded with Davis County.

Mr. Badham inquired regarding the purpose of the lot line adjustment. Mr. Christensen replied it would make the lot more uniform with bordering lots and added that they are selling the property. Ms. Christensen commented that the adjustment fulfilled a commitment made to Ms. Hanley.

Mr. Badham made a motion to approve the Lot Line Adjustment at 194 East 1200 South and adjoining Parcel #03-040-0062, Mardee Hanley and Jolynn Christensen, Ronald Van Ry and Otto Van Ry, applicants. Mr. Cheney seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Mr. Badham

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 556 Indian Springs Rd., Robert Mabey, applicant.**

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, to allow for Solar Panels at 556 Indian Springs Rd., Robert Mabey, applicant. Mr. Badham seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Mr. Badham

Motion passed 3-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Daycare with up to 12 children at 640 E. Center St., Stacey Nerdin, applicant.**

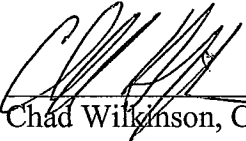
Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, to allow for a Home Occupation Daycare with up to 12 children at 640 E. Center St., Stacey Nerdin, applicant. Mr. Badham seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Mr. Badham

Motion passed 3-0.

**6. Miscellaneous business and scheduling.**

Chairman Wilkinson ascertained there were no further items to discuss. The meeting was adjourned at 5:10: pm.

  
Chad Wilkinson, City Planner